

CHICAGO PLAN COMMISSION

121 North LaSalle Street  
Council Chambers - 2<sup>nd</sup> Floor, City Hall  
Chicago, Illinois 60602  
January 21, 2016

**1:00 P.M.**

CORRECTED MINUTES

PRESENT

Martin Cabrera  
David Reifman  
Terry Peterson  
Michael Kelly  
Patricia Scudiero  
Rebekah Scheinfeld  
Linda Searl  
Smita Shah  
Daniel Sih  
Juan Carlos Linares  
Sarah Lyons  
Bishop John R. Bryant  
Alderman Walter Burnett  
Alderman Thomas Tunney  
Alderman Joseph Moore

ABSENT

Doris Holleb  
Les Bond  
Laura Flores  
Alderman Edward Burke  
Alderman Daniel S. Solis  
Alderman Howard Brookins, Jr

- I. The Chairman called the meeting to order at 1:05 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with nine members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on January 21, 2016.
- III. The Minutes of the December 17, 2015 Plan Commission Hearing were approved unanimously.
- IV. **The following inter-agency items numbered 1 through 6 under Adjacent Neighbors, item number 7 under Sealed Bid; items numbered 8 and 9 under Negotiated Sales, items numbers 10 through 12 under Acquisitions and Dispositions, and item number 13 under Tax Increment Financing as well as items 1-8 under C1 which were approved by an omnibus vote of 12-0.**

### Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6357 S Rhodes Avenue (15-115-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5246 S. Laflin Street (15-115-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 3039 W. Arthington Street (15-115-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4830 S. Throop Street (15-115-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4940 South Forrestville Avenue (15-115-21)
6. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2940 W. Polk Street (15-115-21)

### Sealed Bid

7. A resolution recommending a proposed ordinance authorizing a sealed bid of City-owned land for the property located at 437 North Moticello Avenue. (15-119-21)

### Negotiated Sales

8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5049-53 South Michigan Avenue.
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 2130 and 2134 West 51<sup>st</sup> Place.

## Acquisitions and Dispositions

10. A resolution recommending a proposed ordinance authorizing the acquisition of 4 parcels of land from the Community College District No. 508, County of Cook and State of Illinois (“City Colleges of Chicago”) for the property generally located at 1900 West Van Buren Street. (15-113-21)
11. A resolution recommending a proposed ordinance authorizing the acquisition of six (6) parcels of land from MCZ Development, LLC to the City of Chicago for the creation of public open space for the property generally located at 1623-25 West Edgewater; and 1628-30 West Hollywood. (15-117-21)
12. A resolution recommending a proposed ordinance authorizing the disposition of six (6) city-owned parcels to the Chicago Park District for public open space for the property generally located at 1623-25 West Edgewater; and 1628-30 West Hollywood. (15-118-21)

## Tax Increment Financing

13. A resolution recommending a proposed ordinance authorizing The Central West Tax Increment Financing Redevelopment Project in the area generally bounded by West Madison and West Lake Streets on the north; South Peoria Street and North Ogden Avenue on the east; West Van Buren Street on the south; and South Western Avenue on the west. And an additional amended area generally bounded by West Van Buren Street on the north; South Ashland Avenue on the west, West Polk Street on the south, and South Hoyne Avenue on the east. (15-120-21)

## C1. Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 847 North Homan Avenue. (16-001-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5246 S. Laflin Street (16-001-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6620 South Wood Street (16-011-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6133 South Langley Avenue (16-001-21)

### Negotiated Sales

5. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1130 North Monticello Avenue. (16-002-21)
6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 606 and 618 North Kedzie Avenue. (16-003-21)

### Acquisitions and Dispositions

7. A resolution recommending a proposed ordinance authorizing the disposition of city-owned land to Blackhawk Community Ice Rink, LLC for 120,000 SF Professional Practice Ice Hockey Facility and Community Hockey Training Facility for the property generally located at 1801-1853 West Jackson Boulevard. (16-004-21)

### D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed Business Planned Development submitted by Blackhawks Community Ice Rink, LLC for the property generally located at 1801-1853 West Jackson Blvd. The applicant proposes to rezone the site from a B3-3 (Community Shopping District) to a Business Planned Development. The proposal will establish a two-story hockey practice facility and a community ice rink, retail uses, accessory parking lot, and accessory uses. (27th Ward) **Approved 10-0-3 with Commissioners Burnett, Lyons, and Peterson being recused. Yeas – Commissioners Bryant, Linares, Kelly, Reifman, Scheinfeld, Searl, Shah, Sih, Tunney and Cabrera**
2. A proposed Institutional Residential Planned Development submitted by Rush University Medical Center for the property generally located at 301-339 South Damen Ave.; 1853-1959 West Jackson Blvd.; 1840-1958 West Van Buren St. The applicant proposes to rezone the site from a B3-3 (Community Shopping District) to a C1-5 (Neighborhood Commercial District) prior to establishing the Institutional Residential Planned Development. The proposal will allow the construction of a multi-phased academic campus and to construct five multi-story buildings, open space, an interim parking lot and accessory and related uses. (27<sup>th</sup> Ward ) **Approved 10-0-3 with Commissioners Burnett, Lyons, and Peterson being recused. Yeas – Commissioners Bryant, Linares, Kelly, Reifman, Scheinfeld, Searl, Shah, Sih, Tunney and Cabrera**

3. A proposed Lake Michigan and Chicago Lakefront Protection Application No. 675 submitted by King Sykes, LLC, for the property generally located at 2545-2555 S. Martin Luther King Drive. The applicant proposes to construct a three story medical office building and accessory parking lot. The site is currently zoned Planned Development No. 18 and is located in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District (4th Ward) **Approved 13-0, Yeas - Bryant, Burnett, Linares, Lyons, Kelly, Reifman, Scheinfeld, Searl, Shah, Sih, Tunney and Cabrera**
  
4. A proposed amendment to Planned Development No. 138, submitted by Montrose Clarendon Partners, LLC and the Missionary Sisters of the Sacred Heart, for the property generally located in the 4400 Block of North Clarendon Avenue and within the Private-Use Zone of the Lake Michigan and Chicago Lakefront Protection District (Application No. 627). The co-Applicants are proposing to amend this planned development through the demolition of all existing structures and the construction of two new high-rise buildings and one single-story, retail structure. The resulting project will provide one building at the northwest corner of West Montrose and North Clarendon Avenues (Sub-Area A) containing a maximum of: 381 residential units, 30,000 square feet of commercial space and 278 parking spaces with a maximum height of 259'. A second building will be constructed at the northwest corner of West Agatite and North Clarendon Avenues (Sub-Area B) and will contain a maximum of: 250 residential units and 160 parking spaces with a maximum height of 157'. The property at the northeast corner of West Montrose and North Clarendon Avenues (Sub-Area C) will be improved with a 6,000 square foot, single-story, retail structure with 11 surface parking spaces. The co-Applicants are requesting that the subject property be rezoned from RM-5 (Residential Multi-Unit District) and PD 138 to B3-5 (Community Shopping District) prior to re-establishing this planned development as Planned Development 138, as amended. **Lakefront Approved 11-2-1 with Commissioner Tunney being recused, Yeas – Commissioners Burnett, Kelly, Lyons, Reifman, Moore, Peterson, Scheinfeld, Searl, Shah, Sih, Cabrera. Nos – Commissioners Bryant and Linares**  
**PD - Approved 11-2-1 with Commissioner Tunney being recused, Yeas – Commissioners Burnett, Kelly, Lyons, Reifman, Moore, Peterson, Scheinfeld, Searl, Shah, Sih, Cabrera. Nos – Commissioners Bryant and Linares**
  
5. A proposed Residential Business Planned Development submitted by the Applicant, Clark 800, LLC, for the property generally located at 800-814 North Clark Street and 100-114 West Chicago Avenue. The 23,002 site includes an existing City of Chicago Landmark property known as Bush Temple that is planned to remain. The Applicant intends to construct an approximately 179' mixed use building immediately to the north of Bush Temple. Upon completion, the proposed project will include accessory parking, ground floor commercial uses and a total of approximately 230 dwelling units. The underlying zoning for

the overall site is currently DX-5 (Downtown Mixed Use District) and DX-7 (Downtown Mixed Use District) and will be rezoned to a unified DX-7 zoning district prior to establishing the proposed Residential Business Planned Development. **Approved 13-0, Yeas - Bryant, Burnett, Linares, Lyons, Kelly, Reifman, Scheinfeld, Searl, Shah, Sih, Tunney and Cabrera**

6. An application to establish a residential business planned development, submitted by 1920, LLC, for the property generally located at 1920 North Milwaukee Avenue. The applicant is proposing to construct a mixed-use building with a maximum height of 85'-0". The building will contain 44 dwelling units and approximately 6,000 square feet of commercial and retail space located at the ground floor level. The proposal also contains provisions for approximately 10 automobile parking stalls. The Applicant is requesting to rezone the property from M1-1 (Limited Manufacturing/Business Park District) and B3-2 (Community Shopping District) to C1-5 (Neighborhood Commercial District) and then to a Residential Business Planned Development. (32<sup>nd</sup> Ward) **Approved 9-3, Yeas – Burnett, Lyons, Kelly, Reifman, Searl, Sih, Tunney, Scheinfeld and Cabrera Nos- Bryant, Linares, and Moore.**

**Adjournment: 5:05 PM**